

5.0. Dimensional Regulations

5.1. Lot Area

Purpose: *The purpose of Section 5.1. is to define all dimensional regulations related to allowable lot area, width, frontage, including dimensional regulations for all districts, and to clarify the regulations for dwellings per lot, lot size exceptions and reduction of occupied lots.*

5.1.1. Wetlands or Land Under Water

5.1.1.1. In all districts, no more than ten (10) percent of the required lot area, as defined in this Section 5.0., shall consist of wetlands or land under water.

5.1.2. Lot Area, Width, Shape and Frontage

5.1.2.1. Except as provided in Section 5.1.3., 5.1.4. and 5.5. no building, except a detached building of accessory use, shall be constructed on a lot having less area than the "Required Lot Area" or having less width than the "Required Lot Width Through Building", specified in the following table for the District in which said lot is located:

<u>District</u>	<u>Required Lot Area</u>	<u>Required Lot Width Through Building</u>	<u>Required Lot Width and Frontage</u>
Residence A	40,000 square feet	175 feet	100 feet
Residence B	80,000 square feet	175 feet	100 feet
Outlying	80,000 square feet	175 feet	100 feet
Dimensional Requirements with Sewer			
Retail Commercial	40,000 square feet	100 feet	100 feet
Commercial	40,000 square feet	150 feet	100 feet
Office Park & Industrial	60,000 square feet	200 feet	150 feet

a) An area of access is the portion of the lot between the accepted or approved Town Way and the point where the required lot width through the principal building is reached.

b) Lot Shape: Unless approved in connection with a Subdivision Plan under M.G.L. c41, or with a Development Plan Review under this Bylaw, lots shall maintain, beyond the principal building, a lot width as defined in Section 2.0-2.1.1.28b), and measured from side lot line to side lot line to be a minimum of fifty (50) percent of the required lot width as defined in 5.1.2.1. Any lot area width less than the minimum described above shall not be calculated in the required area dimension or used for any other purpose.

c) Frontage can be reduced by fifty (50) percent when it provides the only access to one dwelling unit on a lot which is equal to at least twice the minimum lot area requirement, provided that:

1. Not more than two (2) lots with such reduced frontage can be placed side by side.
2. There shall be at least two (2) lots with the otherwise required one hundred (100) percent frontage adjacent to any two (2) fifty (50) percent frontages.
3. Each fifty (50) percent frontage lot must be the access to its own lot.